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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2503 WESTLAKE DRIVE FROM LAKE AUSTIN RESIDENCE (LA) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-5-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Lake Austin residence (LA) district and family residence (SF-3) district to urban family residence-conditional overlay (SF-5-CO) combining district on the property described in Zoning Case No. C14-2018-0135, on file at the Planning and Zoning Department, as follows:

Being 1.7977 acres of land in the Wilkerson Sparks Survey No. 1, A-21, Travis County, Texas, being portions of Lot 35 and Lot 36, Lakeshore Addition, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 3, Pages 30-31, Plat Records of Travis County, Texas, and portions of that portion of land which is the southeasterly extension of said Lot 35 and said Lot 36 to the westerly gradient boundary line of the Colorado River which is now covered by the waters of Lake Austin, said 1.7977 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2503 Westlake Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property is limited to seven dwelling units.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family residence (SF-5) base district and other applicable requirements of the City Code.

FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.7977 ACRES OF LAND IN THE WILKERSON SPARKS SURVEY NO. 1, A-21, TRAVIS COUNTY, TEXAS; BEING PORTIONS OF LOT 35 AND LOT 36, LAKESHORE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGES 30-31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND PORTIONS OF THAT PORTION OF LAND WHICH IS THE SOUTHEASTERLY EXTENSION OF SAID LOT 35 AND SAID LOT 36 TO THE WESTERLY GRADIENT BOUNDARY LINE OF THE COLORADO RIVER WHICH IS NOW COVERED BY THE WATERS OF LAKE AUSTIN; SAID 1.7977 ACRES OF LAND, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "B&G Surveying" found in the terminus of northwest right-of-way line of Westlake Drive for the easterly corner of Lot 34, Lakeshore Addition and the southerly corner Lot 35, Lakeshore Addition, a subdivision according to the map or plat of record in volume 3, Pages 30-31, Plat Records of Travis County, Texas, from which a 1/2-inch iron rod found in the northwest right-of-way line of Westlake Drive bears S 29°16'08" W, a distance of 439.18 feet;

THENCE with the south line of said Lot 35 and the north line of the tract described herein, N 82°00'10" E, a distance of 39.87 feet to a Mag Nail found in the centerline of that strip of land locally known as Westlake Drive and an angle point of that certain tract of land described as "Lot 35 East" in the deed to West Harbour, LLC, of record in Document Number 2018015015, Official Public Records of Travis County, Texas;

THENCE through Lot 35 and Lot 36, Lakeshore Addition and with the west line of said "Lot 35 East" and the west line of that certain tract of land described as "Lot 36 East" in the deed to West Harbour, LLC, of record in Document Number 2018015015, Official Public Records of Travis County, Texas, and the west line of the tract described herein, N 26°32'40" E, a distance of 134.32 feet to a Nail set in the centerline of that strip of land locally known as Westlake Drive;

THENCE leaving the west line of said "Lot 36 East" and continuing across said Lot 36 and Lot 35, Lakeshore Addition, as well as said portion of land which is the southeasterly extension of said Lot 35 and Lot 36 to the westerly gradient boundary line of the Colorado River which is now covered by Lake Austin, with the north, east and south lines of the tract described herein, the following seven (7) courses and distances:

1. S 54°22'00" E, a distance of 136.53 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point,
2. N 35°39'40" E, a distance of 35.85 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point,
3. S 54°22'00" E, a distance of 141.89 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point,
4. S 12°49'00" W, a distance of 53.53 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point,
5. S 39°40'58" W, a distance of 119.33 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point,
6. S 47°49'27" E, a distance of 124.21 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point, and
7. N 45°38'00" E, a distance of 189.70 feet to a calculated angle point in the southeasterly prolongation of the northerly line of Lot 36, Lakeshore Addition;

THENCE with said southeasterly prolongation of the northerly line of Lot 36, Lakeshore Addition, and the northerly line of the tract described herein, S 54°22'00" E, a distance of 106.49 feet to a calculated angle point in the approximate location of the natural bank of Lake Austin;

Exhibit A

THENCE with said approximate location of the natural bank of Lake Austin and the easterly line of the tract described herein, S 35°38'00" W, a distance of 200.42 feet to a calculated angle point in the southeasterly prolongation of the southerly line of Lot 35, Lakeshore Addition;

THENCE with said southeasterly prolongation of the southerly line of Lot 35, Lakeshore Addition, and the southerly line of the tract described herein, N 54°20'20" W, a distance of 561.23 feet to the **POINT OF BEGINNING** and containing 1.7977 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, NAD 83, Central Zone, Grid.

BOWMAN WORD FILE: FN2175(dz)
H:\Survey_FieldNotes\FN-2100s\FN2175(dz).doc

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, Donald J. Zdancewicz, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of October, 2018, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 19th of October, 2018 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746


Donald J. Zdancewicz
Registered Professional Land Surveyor
No. 6687 - State of Texas



REPLAT OF PORTIONS OF LOTS 35 AND 36 OF LAKE SHORE ADDITION

JULY, 2018
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SCALE: 1"=40'

WEST RIM
LOT 18, BLOCK C
VOL. 81, PGS. 173-178
P.P.T.C.T.X.

(1.251 ACRE TRACT)
MATTHEW P. & LINA MARIA FLAKE
DOC. NO. 201305047
O.P.T.C.T.X.

(1.480 ACRE TRACT)
(WESTERN PORTION OF LOTS 35 & 36)
SARA CAPTER
DOC. NO. 201604350
O.P.T.C.T.X.

(WEST ONE-HALF OF LOT 37,
LAKE SHORE ADDITION)
ROBERT L. DEWEE
VOL. 128A, PG. 426
R.P.T.C.T.X.

ORLEANS HARBOUR CONDOMINIUMS
VOL. 4, PG. 524
VOL. 8, PG. 489
VOL. 8, PG. 319
VOL. 7537, PG. 72
O.C.T.C.T.X.
DOC. NO. 1993138782
DOC. NO. 2008205975
O.P.T.C.T.X.

(TRACT 1 & TRACT 2)
WEST HARBOUR, LLC
DOC. NO. 2016315013
O.P.T.C.T.X.

(EAST ONE-HALF OF LOT 37,
LAKE SHORE ADDITION)
ROBERT L. & KAREN E. DEWEE
DOC. NO. 201208835
O.P.T.C.T.X.

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- IRON PIPE FOUND, SIZE NOTED
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "S&D SURVEYING" FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "TRIPPY CO. BPLS 1926" FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BURRS & ASSOC." FOUND
- 3/4" IRON ROD FOUND
- ▲ MAG NAIL FOUND
- 4" DIAMETER METAL FENCE POST FOUND
- NAIL SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BOC" SET
- △ CALCULATED POINT
- TEMPORARY BENCHMARK
- () RECORD INFORMATION
- D.T.C.T.X. DEED RECORD OF TRAVIS COUNTY, TEXAS
- R.P.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.C.T.C.T.X. OFFICIAL CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 12°40'00" E	53.53'
L2	S 33°36'40" W	35.05'

SURVEY NOTES:
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999933.

BENCHMARK LIST: - DATUM - NAD 83 (GEOID12) PER REPEAT OF THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) AND VERIFIED THROUGH SMARTNET NORTH AMERICA.

TBM_B0370_D1:
1/2" IRON ROD WITH PLASTIC CAP STAMPED "BOC" SET.
ELEVATION = 494.75 FEET.

TBM_B0370_D2:
NAIL WITH "BOC" WASHER SET
ELEVATION = 500.88 FEET.

SHEET 3 OF 3

FILE # 1009476-2303	PROJECT NAME 0110343-01 001 Survey	DATE 07-17-18	DRAWN BY CJ	CREW MK, RE
SCALE 1"=40'	CHECKED BY JS	PB # 414		
JOB # 10370-01-36	DRAWING # FINAL PLAT	PLAN # 777		
NO.	REVISION	BY	DATE	

Bowman
CONSULTING

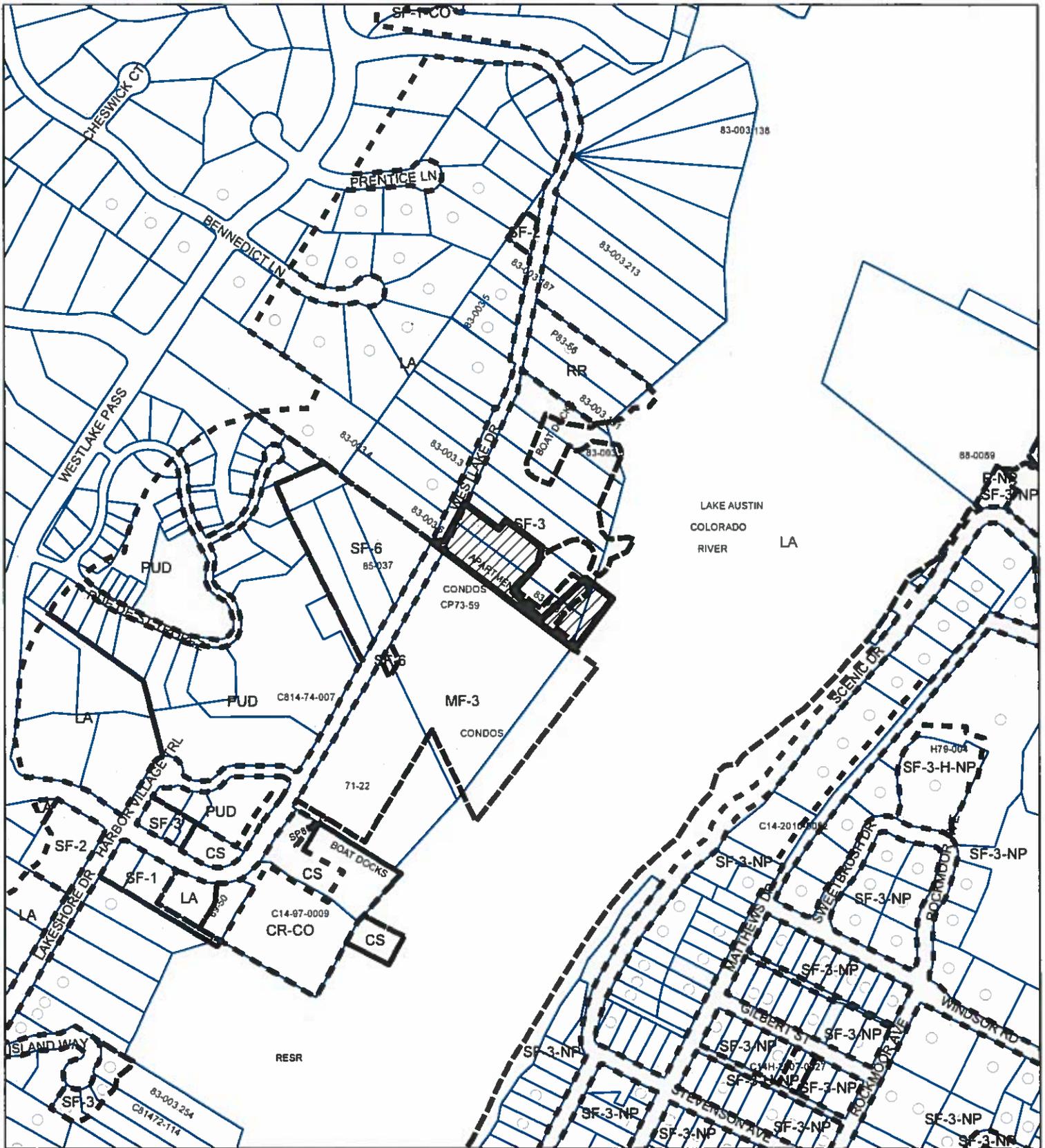
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Phone 813 287 1498 Fax 813 287 4268
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101208-00

REPLAT OF
PORTIONS OF LOTS 35 AND 36
OF LAKE SHORE ADDITION
TRAVIS COUNTY, TEXAS

PLAN 1212

CASE NO.

PLAT DATE: Aug 17, 2018 - 1:41pm



ZONING

ZONING CASE#: C14-2018-0135

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/24/2018